

# Accessory Dwelling Units

Virginia Housing Commission  
Neighborhood Transitions & Residential Land Use Workgroup

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# Accessory Dwelling Units (ADUs)

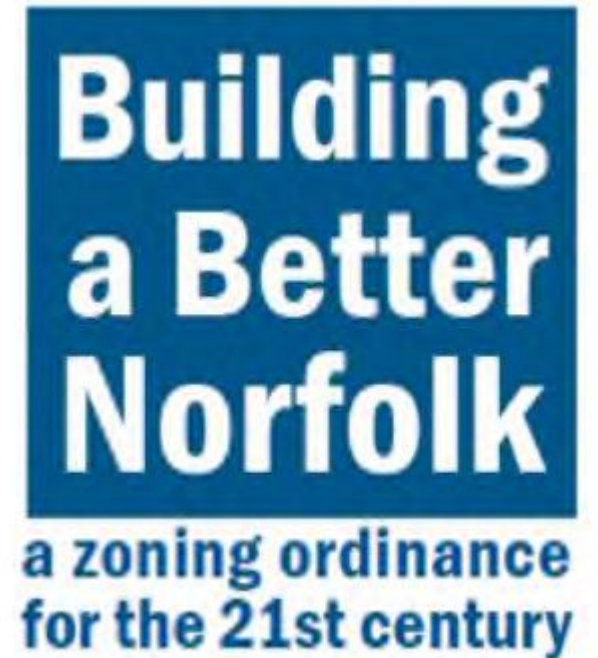
- Regulated in various ways by different localities in Commonwealth based on local needs and conditions
  - By-right, Conditional Use Permit (CUP), prohibited, some combination
  - Typically tied to specific zoning districts
- ADUs are:
  - a source of affordable housing
  - a source of income for homeowners
  - a source of security for empty nesters and singles
- ADUs can increase on-site parking demand
- ADUs seem to have a negligible impact on schools or roadways



*Carriage House apartment above fully detached garage for rent in Norfolk – 650 sq. feet - \$1,250 per month – currently advertised on military housing website*

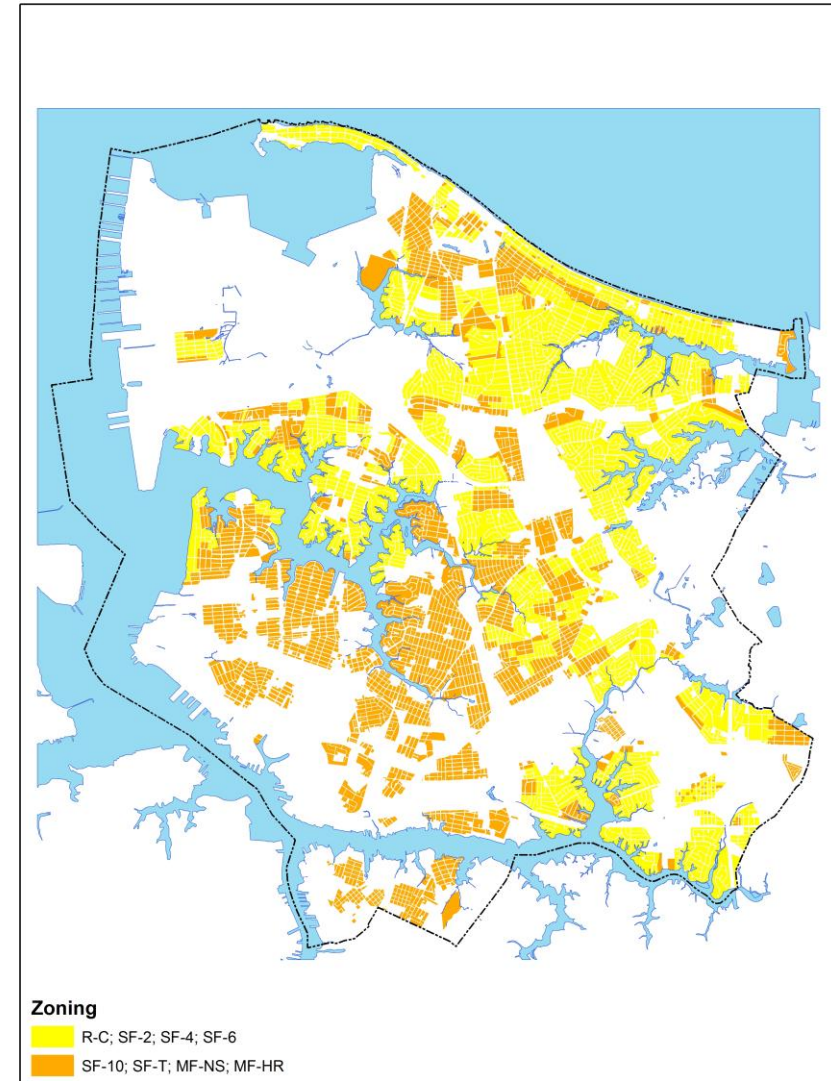
# Norfolk

- Adopted new Zoning Ordinance in January 2018
- ADUs are permitted as a matter of right in 4 residential base zoning districts
- ADUs are permitted with a CUP in 4 additional residential base zoning districts
- ADU standards:
  - “...established in conjunction with and clearly subordinate to principal dwelling unit...”
  - Limited to 1 per lot
  - 500 ft<sup>2</sup> or 25% of principal dwelling unit size
  - 1 additional parking space required



# ADU Extent in Norfolk

- Yellow=By-Right
- Orange=CUP Required
- White=Not Permitted (mostly military and non-residential)
- Have approached short-term rentals in a similar fashion



# Why ADUs Work in Norfolk

- Resilience—physical, social, economic
- Opportunity to increase density in lower-risk areas
- Large population of singles
- BUT...what works for Norfolk, may not work for all

## Designing the Coastal Community of the Future

By working with residents, the City of Norfolk is building a long-term strategy to address the flooding challenges due to sea level rise. How we use land today helps ensure the opportunity that Norfolk will be a dynamic, water-based community into the next century.

### Designing New Urban Centers

Green areas are at low-risk of coastal flooding and have great potential for high density, mixed-use and mixed income development. These areas are prime opportunities for creating walkable, bikeable, transit-rich communities. The City should encourage transformational development in these areas.

### Enhancing Economic Engines

Red areas are home to key economic assets that are essential to the city's future. Land use policy and infrastructure investments to protect these areas should encourage additional dense mixed-use development in these areas.

### Adapting to Rising Waters

Yellow areas are established neighborhoods that experience more frequent flooding. The City should explore new and innovative technologies to help reduce flood risk and focus on investments on extending the resilience of key infrastructure.

### Establishing Neighborhoods of the Future

Purple areas are established neighborhoods at less-risk of coastal flooding. The City should make investments that improve connections between these areas and key economic assets to ensure that these neighborhoods continue to thrive.

THE CITY OF  
**NORFOLK**

Find more information at  
[www.norfolk.gov/vision2100](http://www.norfolk.gov/vision2100)

# National Approaches

- American Planning Association (APA) and AARP are collaborating on a national study of ADUs
  - One of the deliverables will be model state and local code language
- APA has pioneered Planning Home initiative
  - Planning Home is APA's organization-wide housing initiative to reshape the way planners, decision makers, developers, and advocates use planning to address housing affordability, availability and variety.



**Planning Home**

*American Planning Association  
Housing Initiative*



# Six Principles of APA's *Planning Home*

## 1. Modernize State Planning Laws

Update state laws to promote local planning efforts and provide housing resources to solve our most pressing affordability, availability and variety challenges

## 2. Reform Local Codes

Modernize codes and rules to respond to the growing need for more housing — no matter the type or cost

## 3. Promote Inclusionary Growth

Provide everyone with a fair opportunity to access affordable housing and economic prosperity, while addressing the effects of gentrification

## 4. Remove Barriers to Multifamily Housing

Adopt local plans that not only expand family housing choices but also make them easier and more affordable to access

## 5. Turn NIMBY Into YIMBY

Transform community engagement and involve everyone in the planning process from the start

## 6. Rethink Finance

Promote innovative thinking about how to fund affordable housing in the future



# Summary

- While Code modernization will be needed, a “one-size-fits-all” approach is inappropriate
  - Cities, counties, and towns each have their own character
  - Municipalities need to be able to address different characters within the locality itself – flexibility to allow different approaches for different neighborhoods
- Avoid “regulation by definition”
  - That which works well in one location may not be transferable because of different conditions
- Local zoning authority allows for customization by zoning district, by lot size, by dwelling size, or any other definable element of land use

# Questions

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